

Substantial 4 Bedroom Architecturally Designed Residence.

Willow Cottage,  
Oldcourt West,  
Midleton,  
Co. Cork.  
P25 P521.

For Sale by Private Treaty



A.M.V €520,000

A superb example of blending the new and the old, an original cottage c. 1910 was modernized and extended in 2008 with the addition of a Cedar clad, contemporary extension making Willow Cottage an exceptional family home. Set on c. 0.5 acres overlooking rolling countryside, the property is only 4 miles from Middleton Town and less than a mile from Lisgoold Village. The property has 4 large bedrooms, ample living space including a feature mezzanine office and is in excellent condition, ready for immediate occupation. Outside, there is a converted site container which is wired and is currently used as a recording studio but suited to a wide range of uses. Access is by way of electric gates and tarmac driveway, leading to a mature and private site. Willow Cottage is a quality property and viewing is highly recommended.

**ACCOMMODATION:**

**Entrance Hallway:** 6.2 x 2.4 (m)



**Living Room :** 5.0 x 5.0 solid fuel inset stove



**Kitchen/Dining Room:** 4.8 x 4.4 tiled floor, hand painted units & eye level presses, gas hob, fridge freezer, dishwasher & door to front and rear.



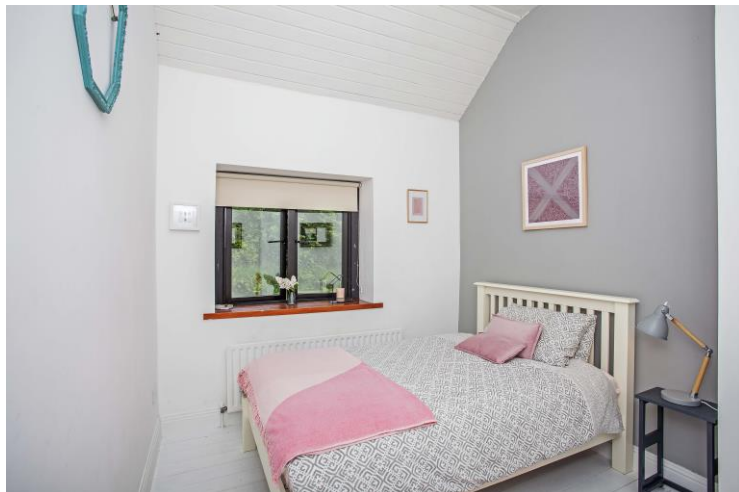
**Bathroom:** 2.7 x 2.0 tiled, free standing bath, separate shower, w.c. & w.h.b.



**Family Room.** 4.3 x 3.1 solid fuel stove



**Bedroom:** 3.3 x 2.6 solid timber flooring, high ceiling.



**Bedroom:** 4.3 x 2.5 solid timber floor, high ceiling



**Laundry Room:** 2.2 x 0.8 plumbed for washing machine.

**Master Bedroom: 5.0 x 4.4**

**En-Suite : 2.4 x 2.0 tiled shower, cabinet w.h.b & w.c.**

**Walk-in wardrobe: 3.1 x 2.8**



**Mezzanine : 5.1(m) x 2.5(m)**



Bedroom: 5.0 x 4.4



## OUTSIDE:

Converted Site Container: 5.8 x 2.6 insulated & wired.





## FEATURES:

- Imposing Detached Architecturally Designed Residence
- Generous living accommodation c. 212m<sup>2</sup> (2,300 ft<sup>2</sup>)
- 4 large bedrooms (master en-suite & walk-in wardrobe/nursery)
- Oil fired central heating
- PVC double glazed windows
- Electric gated entrance & tarmac driveway
- Converted Site Container (insulated & wired)
- Wonderfully set on a c. 0.5 acre site with stunning countryside views
- South facing patio area & enclosed garden area to the rear.
- Superb location just 4 miles from Midleton Town & less than 1 mile from Lisgoold Village.

## DIRECTIONS:

From Midleton take the R626 Lisgoold Road, past the playground take the first right, immediately after Woodbrook Estate at the T junction go right, the property is approx. 500m on the right hand side.

## SERVICES:

Oil fired central heating  
Mains water  
Bio cycle unit

**EIRCODE :** P25 P521

**BER:** C2 – BER NO. 114774268

**TITLE:** Freehold

**VIEWING :** Strictly by prior appointment.



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